141.0	0002	0018.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	708,700 /	708,700
USE VALUE:	708,700 /	708,700
ASSESSED:	708,700 /	708,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WALNUT TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAPLAN DAVID S
Owner 2:	EPSTEIN BARBARA J
Owner 3:	
Street 1:	1 WALNUT TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	IWATA BRYAN Y -
Owner 2:	-
Street 1:	1 WALNUT TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,287 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1936, having primarily Vinyl Exterior and 1690 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4287.000	324,700		384,000	708,700
Total Card	0.098	324,700		384,000	708,700
Total Parcel	0.098	324,700		384,000	708,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 419.45 | /Parcel: 419.4

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
90582			11/12/08

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 141.0-0002-0018.0

!10885!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	324,700	0	4,287.	384,000	708,700	708,700	Year End Roll	12/18/2019
2019	101	FV	256,600	0	4,287.	384,000	640,600	640,600	Year End Roll	1/3/2019
2018	101	FV	256,600	0	4,287.	340,100	596,700	596,700	Year End Roll	12/20/2017
2017	101	FV	256,600	0	4,287.	285,300	541,900	541,900	Year End Roll	1/3/2017
2016	101	FV	256,600	0	4,287.	285,300	541,900	541,900	Year End	1/4/2016
2015	101	FV	242,600	0	4,287.	246,900	489,500	489,500	Year End Roll	12/11/2014
2014	101	FV	238,700	0	4,287.	238,600	477,300	477,300	Year End Roll	12/16/2013
2013	101	FV	238,700	0	4,287.	227,100	465,800	465,800		12/13/2012

PRINT

Date	Time
12/11/20	01:07:43

LAST REV

Date	Time
03/30/20	08:02:13

danam

USER DEFINED

Prior Id # 1:	90582
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10885

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IWATA BRYAN Y,	70316-513		11/30/2017		670,000	No	No		
UCCELLO PAUL &	61303-62		2/28/2013		589,000	No	No		
UCELLO FRANK/ET	26524-426		7/26/1996		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/19/2020	246	Redo Kit	59,061	O				
2/14/2020	221	Siding	13,467	C				
5/20/2019	684	Re-Roof	9,170	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/12/2018	SQ Returned	EMK	Ellen K
11/12/2008	Meas/Inspect	163	PATRIOT
11/22/1999	Meas/Inspect	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4287		Sq. Ft.	Site		0	70.	1.28	8									384,028						384,000	

Total AC/HA:	0.09842	Total SF/SM:	4287	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	384,028	Spl Credit		Total:	384,000

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	4 - Carpet
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	398893
Depreciation:	74194
Depreciated Total:	324699

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

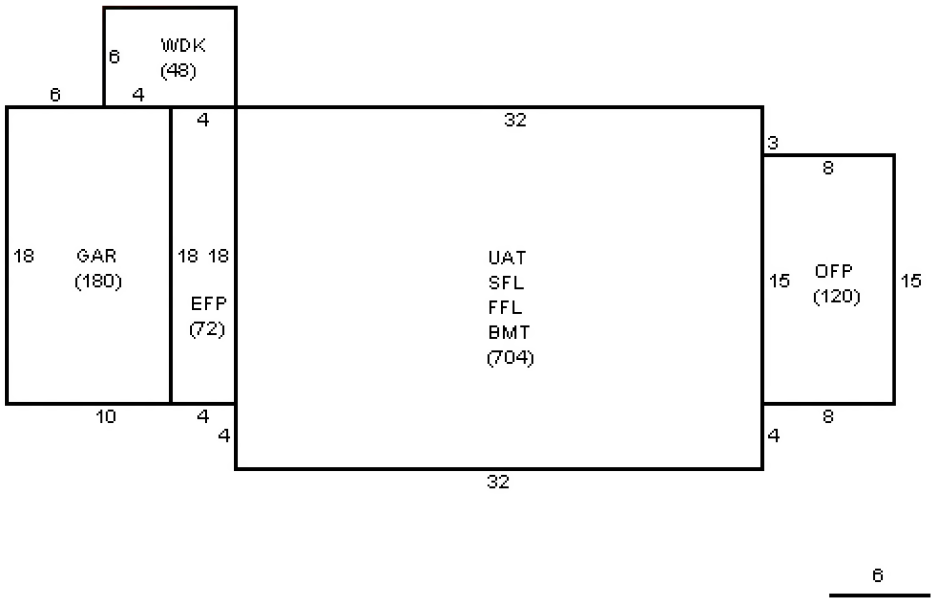
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	175.48
Special Features:	0	Val/Su Net:	119.90
Final Total:	324700	Val/Su SzAd	230.61

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	704	68.440	48,180
FFL	First Floor	704	175.480	123,540
SFL	Second Floor	704	175.480	123,540
GAR	Garage	180	28.890	5,199
UAT	Upper Attic	176	70.190	12,354
OFP	Open Porch	120	30.250	3,630
EFP	Enclos Porch	72	65.030	4,682
WDK	Deck	48	16.000	768
	Net Sketched Area:	2,708	Total:	321,893
Size Ad	1408	Gross Are	3236	FinArea 1690

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 141.0-0002-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: